

MINUTES

RILEY COUNTY PLANNING BOARD

**Monday, October 12, 2009
7:30 pm**

**Courthouse Plaza East
Commission Meeting Room
115 North 4th Street**

Members Present: Jon Larson – Chair
Rebecca Mosier
Lorn Clement
Tom Taul

Members Absent: Diane Hoobler

Staff Present: Bob Isaac – Planner; Lisa Ruthstrom – Administrative Assistant

Others Present: Blake Richards; Mr. & Mrs. George Wheeler

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the September 14, 2009 meeting were presented and approved. The Report of Fees for the month of September (\$925.00) was presented and approved.

GRANDVIEW HEIGHTS UNIT TWO – RE-PLAT

Jon Larson opened the public hearing at the request of Blake Richards, petitioner and owner, to replat Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 and 22 in Grandview Heights Subdivision, Sherman Township, Section 18, Township 8 South, Range 7 East, in Riley County, Kansas, into two (2) residential lots.

Bob Isaac presented the staff report. Mr. Isaac indicated that in August 1964, the subject site was platted as Grandview Heights Subdivision, consisting of 22 platted lots. Mr. Isaac stated the property was later rezoned to “A-3” (Single Family Residential) as part of the 1974 Zoning Conversion Process (Pet. #4). Mr. Isaac stated that due to topographical constraints and challenges with the installation of sewer/water services, the lots were never developed. Mr. Isaac stated that the Applicant has acquired all 22 lots and wishes to replat the lots into two (2) residential lots.

Mr. Isaac explained that the Applicant’s long term goal is to eventually vacate the road system and build a home. Mr. Isaac explained that access to the property will be via Skyview Street. Mr. Isaac explained that the request was reviewed with the Comprehensive Plan and found to be

in conformance. Mr. Isaac stated that the Director of Riley County Emergency Management had reviewed the request and suggested that the road system within the replat be vacated or renamed before the replat is approved. Staff recommended approval of the Final Plat of Grandview Heights Unit Two. Mr. Isaac indicated it was determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Tom Taul asked Mr. Isaac to elaborate on the adequacy of the road access to the proposed subdivision.

Mr. Isaac explained the roads within the subdivision are similar to tractor trails and are not built to county standard. Mr. Isaac stated Martin Avenue is a single lane road. Mr. Isaac explained that the road vacation petition has not happened yet as there is a sequence of events that need to happen to avoid violation of the subdivision regulations. Mr. Isaac stated the first sequence is the replatting. Mr. Isaac explained that the proposed replatted area would have adequate access via Skyview Street.

Tom Taul asked about the concern Emergency Management has with the renaming of Skyview Street.

Bob Isaac explained that will be another process for Planning and Development to complete at a later date.

Becky Mosier asked why there has to be two lots.

Bob Isaac explained because of the road network, there was not any point where all of the lots connected. Mr. Isaac stated in order for it to be one unit of land, the lots had to be contiguous.

Jon Larson asked if it is possible to vacate the roads and provide the Corp of Engineers a travel easement.

Mr. Isaac confirmed that there was the possibility to establish a travel easement and explained that the Corps had access to their property at different locations in the area, however, the Corps was more concerned about eliminating a convenient access point to the lake for public use.

Jon Larson asked the Board if there were any other questions. There were none.

Jon Larson asked the Applicant if he would like to speak. The applicant declined.

There were no opponents or proponents.

Lorn Clement motioned to close the public hearing.

The motion was seconded by Tom Taul. The motion carried 4-0.

Jon Larson asked the Board for a motion.

Becky Mosier moved to approve the Final Plat of Grandview Heights Unit Two.

Tom Taul seconded. The motion was carried 4-0.

Mr. Isaac announced that the Board of County Commissioners will hear the request on October 15, 2009 at 10:30 AM.

COMPREHENSIVE PLAN UPDATE

Bob Isaac stated the Board of County Commissioners public hearing meeting will be at the Manhattan Headquarters Fire Station in the lecture hall on October 19, 2009 at 7:30 PM.

Tom Taul moved to adjourn. Becky Mosier seconded. The motion was carried 4-0.

The meeting was adjourned at 8:02 P.M.